

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

**AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007**

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Erect balcony and external steps at first floor level to south-west (rear) elevation.

LOCATION: Beaufort House, 81 The Citadel, Fort George, St. Peter Port.

APPLICANT: Mr Webb

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 12/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture: 26045 02.01 & 02.02

Application Ref: FULL/2026/0982

Property Ref: A41110A081

Conditions and reasons:-

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 11/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified) and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2026/0982
Property Ref: A41110A081
Valid date: 03/07/2026
Location: Beaufort House 81 The Citadel Fort George Fort George St.
Peter Port Guernsey GY1 2SX
Proposal: Erect balcony and external steps at first floor level to south-west (rear) elevation.

Applicant: Mr Webb

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

OFFICER'S REPORT

Brief Description of the site:

Beaufort House is a detached house on the Fort George estate and dates from around the 1960s. The property appears as a single storey dwelling from the north although, with the change in levels across the application site, is two storey to the southern elevation. A high hedge exists to the southwest site boundary and as a result this elevation, including external staircase, is substantially screened from view.

The application relates to the removal of the existing balcony on the rear (south-west) elevation and extending the balcony in terms of its length and depth, so that it extends up to the south-east corner of the building. The external staircase will be located towards the south-east corner of the property. The depth of the balcony will be approximately 4m off the rear façade of the building and will be circa 12m in length. The proposal also includes widening the existing aperture and the loss of one of the windows at first floor level in order to access the proposed balcony.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

Reference No	Description	Decision	Date
FULL/2017/2668	Remove section of roof and chimneys and install 8 dormer windows. Create new balcony and install new external staircase on south west elevation.	Granted	2017

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

☒
☒
☒
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

Policies considered most relevant:

GP8 Design
GP9 Sustainable development
GP13 Householder Development

Conclusion/Brief comment:

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

While the balcony is considerably larger than the existing balcony, the overall design of the balcony is acceptable and is largely screened by the mature hedge along the south-west boundary of the site. In addition, large balconies are not uncommon on the Fort and therefore represents appropriate development.

While the loss of one of the windows at first floor level is regrettable as it alters the balance and symmetry of the first floor fenestration, the property is not protected, nor is it in a Conservation Area, and therefore is less sensitive to change. Overall, the proposed development is not considered to cause unacceptable harm to the appearance or character of the building or wider area.

Careful consideration has been given to the effect of the development on the amenities of neighbouring residents. While the development is likely to increase the overlooking impact towards the neighbouring property to the south-east of the application site, the balcony would be setback from the boundary by approximately 10m. When taking into account this distance, the existing level of overlooking effect from the balcony and first floor windows, and that overlooking on the Fort is not uncommon; the additional level of overlooking as a result of the proposed balcony would not result in substantial harm to rebut the general support in favour of householder development (Policy GP13) and justify refusal.

Overall, the proposal would not have a significant detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions

Date: 10/08/26



